

1110-13376-K

KNOW ALL MEN BY THESE PRESENTS, That FRED E. SHARP and DOROTHY SHARP, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAROLD V. FREEMAN and MARIAN F. FREEMAN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 25 in Block 15, OREGON SHORES SUBDIVISION, TRACT 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00

HOWEVER, THE ABOVE CONSIDERATION CONSISTS OF AND INCLUDES OTHER PROPERTY AND VALUE GIVEN OR PROMISED WHICH IS THE WHOLE CONSIDERATION INDICATED HEREIN (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of February, 19 84; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Fred E. Sharp
FRED E. SHARP

Dorothy Sharp
DOROTHY SHARP

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
February 2, 19 84

Personally appeared the above named FRED E. SHARP and DOROTHY SHARP, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristin L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of) ss.
February 2, 19 84

Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me:

Notary Public for Oregon
My commission expires:

Mr. & Mrs. Fred E. Sharp
Box 31
Midland, OR 97634
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Harold V. Freeman
675 Lakeshore Dr.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of
I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/serial number Record of Deeds of said county. Witness my hand and seal of County affixed.
By Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

84 FEB 2 PM 1 56

SUBJECT TO:

1. Reservations as contained in plat dedication, to wit:
"A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; 16 foot utility easements, centered on lot lines or as shown on the annexed plat, said easements to provide ingress and egress for constructions and maintenance of said utilities, with any planting or structures placed thereon by the lot owners to be at his own risk; All streets to be maintained by the lot owners within this subdivision; Additional restrictions or conditions as provided for in any recorded protective covenants or Homeowners Association documents."

2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 13, 1973, in Volume M 73, page 10698, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 2nd day of Feb. A.D. 19 84
at 1:56 o'clock P M, and duly
recorded in Vol. M84 of Deeds
page 1789

EVELYN BIEHN, County Clerk

By *Sam Smith* Deputy

Fee 8.00